

## \$424,900 - 382 Allard Boulevard, Edmonton

MLS® #E4430401

**\$424,900**

4 Bedroom, 3.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

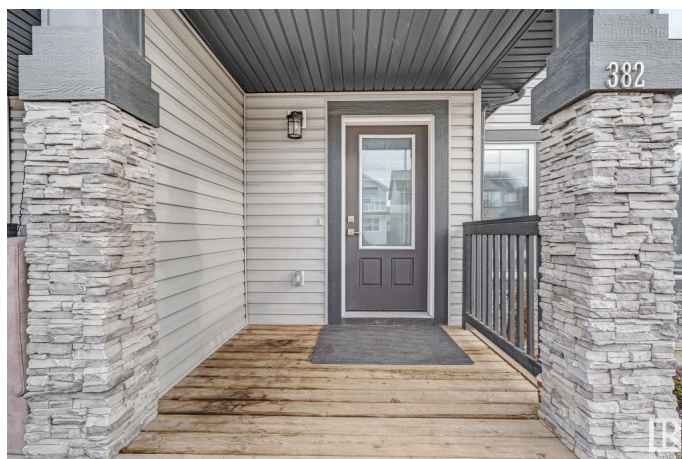
Allard, Edmonton, AB

Welcome to this stunning side unit triplex in Allard, where modern elegance meets comfort. This beautifully designed property features spacious living areas filled with natural light, a gourmet kitchen perfect for entertaining, and a finished basement for added space. Enjoy the convenience of a double detached garage and a fully landscaped, fenced yard, making it ideal for families. With no condo fees and located in a family-friendly neighborhood, you'll have easy access to parks, schools, and shopping. Don't miss the opportunity to make this your dream home!

Built in 2017

### Essential Information

MLS® #	E4430401
Price	\$424,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey



Status                      Active

**Community Information**

Address                      382 Allard Boulevard  
Area                            Edmonton  
Subdivision                  Allard  
City                            Edmonton  
County                        ALBERTA  
Province                      AB  
Postal Code                  T6W 1A8

**Amenities**

Amenities                    On Street Parking, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home  
Parking                       Double Garage Detached

**Interior**

Interior Features          ensuite bathroom  
Appliances                  Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating                       Forced Air-1, Natural Gas  
Stories                        3  
Has Basement               Yes  
Basement                    Full, Finished

**Exterior**

Exterior                      Wood, Asphalt, Stone, Vinyl  
Exterior Features          Airport Nearby, Back Lane, Fenced, Landscaped, Schools  
Roof                            Asphalt Shingles  
Construction                Wood, Asphalt, Stone, Vinyl  
Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  April 11th, 2025  
Days on Market              7  
Zoning                        Zone 55  
HOA Fees                    140  
HOA Fees Freq.              Annually

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 4:32am MDT